

IVY TERRACE



Ivy Terrace is a 52-unit development in Van Nuys planned for working families with incomes between \$22,200 and \$44,400 per year. Rents will range from \$378 to \$1,222 for apartments that are one to four bedrooms and approximately 650 to 1,250 square feet.

The contemporary design of Ivy Terrace blends well into the surrounding urban fabric, allowing for optimal transition between the busy commercial byway of Sherman Way to the south, and the neighborhood of single-family homes to the north and west behind the property. Taller elements are located near the adjacent multi-family and commercial buildings, while shorter elements are near single family homes.

Ivy Terrace incorporates environmentally-sensitive features that will positively impact the residents and the community in the long term. A hallmark of this development is a solar energy system that will generate 50% of the energy needs for all community areas. Ivy Terrace will also employ energy-efficient heating and cooling systems, building materials and appliances that will allow it to surpass California's Energy Efficiency Standards (Title 24) and earn LEED™ (Leadership in Energy and Environmental Design) certification.

Other amenities include a community room with computer lab, children's play areas, on-site laundry facility and trash rooms and 59 parking spaces.

PROJECT DESCRIPTION

ARCHITECT AND DEVELOPER

Abode Communities

PROPERTY MANAGER

Abode Communities

LOCATION

13751 Sherman Way
Van Nuys, CA 91405

SIZE

66,725 sq. ft.

TYPE

Multi-Family

NUMBER OF UNITS

52 Total
25 two-bedroom apartments
10 two-bedroom apartments
13 three-bedroom apartments
4 four-bedroom apartments

TOTAL COST

\$23.7 Million

SUSTAINABLE FEATURES

ENERGY EFFICIENCY

LEED™ (Leadership in Energy and Environmental Design) certification
Photovoltaic System
Energy Star Appliances
High Efficiency-Low-E Windows
Daylight Study
Passive solar design

INDOOR AIR QUALITY

Ranges Vented To Outside
Low VOC paints and carpets

WATER CONSERVATION

Drought Tolerant Landscape
Low-flow plumbing fixtures